

Leicester Conservation Commission
Meeting Minutes

Minutes of February 11, 2015

Members present: Steve Parretti, Chairman; Joshua Soojian, James Cooper, JoAnn Schold (arriving at 6:45)

Meeting called to order at 6:35PM

Request for Determination of Applicability

397 Mulberry Street- Joe Hyland

Mr. Parretti read the notice into the record and then opened the meeting to the applicant to present his request.

Mr. Glenn Krevosky represented the applicant.

There was an Order of Conditions on this property that had since expired and the replication area was not completed.

Mr. Hyland wants to sell the house, so he filed an RDA for the work that needs to be done within the buffer zone. There will not be any work done within the wetlands. Work will start on the replication area as soon as the snow melts. The plantings around the replication area will only consist of wetland species.

Before the start of work in the spring, the silt fence line will be in place and Mr. Hyland will begin the cutting of the three large pines in that area. Brad Johnson will start the excavation and Mr. Krevosky noted he will do the oversight of the project. Farm Friendly Insurance will provide the Replication Bond that was estimated at \$5000.

MOTION: Mr. Soojian moved to recommend a Negative Determination #3; The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of intent, subject to the following conditions:
That a Replication Bond be posted before the start of any work and prior to the commencement of any activity on this site and the approved erosion control shall be installed as indicated on the approved plan and inspected by a member of the commission or its agent.

SECONDED: Mr. Cooper – Discussion: None

VOTE: All in Favor

11 Chapel Street - Vasillaq Gjela

Mr. Parretti read the notice into the record and then opened the meeting to the applicant to present his request.

Ms. Schold arrived at this point

Mr. Ardian Preci represented the applicant.

Mr. Preci explained when he applied for the building permit, he was never told he had to meet with the Conservation Commission first, but all work has been completed and the site is cleaned up.

Ms. Schold had visited the site and agreed the site looked a lot better.

MOTION: Ms. Schold moved to recommend a Negative Determination #3; The work described in the Request is within the Buffer Zone, as defined in the regulations, but will

not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions:
To keep the Conservation Commission informed to the completion of work and on any future work on the property.

SECONDED: Mr. Soojian – Discussion: None

VOTE: All in Favor

Notice of Intent

Worcester Airport – Taxiway project (Stewart Dalzell)

Mr. Parretti read the notice into the record and then opened the meeting to the applicant to present their application.

Stewart Dalzell & Lisa Standley of MassPort represented the project.

Mr. Dalzell said MassPort proposes to upgrade facilities at Worcester Regional Airport. The proposal is to enhance aviation safety and increase aeronautical access and the reliability of air service during very-low-visibility weather conditions, upgrading from a Category I to a Category III Precision approach.

They are also proposing to provide a partial “jug-handle” taxiway to the north of Runway 11 and do upgrades to the Instrument Landing System components. The components include relocating the glide slope antenna, upgrading the localizers at both the 11 and 29 ends of the runway and installing a high-intensity approach light system at the approach to Runway 11.

Portions of the proposed work are within Bank, Bordering Vegetated Wetlands, Riverfront Area and the 100-foot Buffer Zone to Bank and Bordering Vegetated Wetlands.

The portion that will affect the wetlands is the Instrument Landing System. The existing system goes about 400-feet west of Mulberry Street, being the west end of the runway. The existing light towers are 200 per intervals and in order to upgrade to a Category III Precision approach, they need to modify some of those existing light towers and add new ones in between so that light towers will be 100 per intervals.

The next component includes a partial-parallel taxiway that’s about a 1000-foot section, parallel to the runway and will allow planes, during poor weather, to get off the runway safely.

All of the taxiway construction will be kept out of the wetland, but there will be some work done in the buffer zone.

An application will be submitted to the Massachusetts Environmental Protection Agency (MEPA) for the work that will be done within the Worcester Reservoir Watershed.

And the last permit has to do with the grassland, the upper portion of the wetland that is protected under the Massachusetts Endangered Species Act for grassland bird habitat.

Ms. Lisa Standley of VHB Engineering reviewed the overall plan in detail.

Nine new towers will be built on new foundations. Three will be constructed within the buffer zone to Bordering Vegetated Wetland (BVW) and one new tower will be

constructed in a BVW that will require a full-buried concrete foundation of approximately 14-feet.

One of the new light towers will be installed within the wetland resource area. Permanent fill will be necessary for the CAT III glide slope antenna. There will be temporary wetland impacts from the new light tower installation. The jug-handle taxiway and subsurface infiltration system will not result in fill within the wetlands, but a portion of the new embankment, the earth wall and relocated security fence, will be constructed within the 100-foot buffer zone to the BVW. A subsurface Stormwater management will be constructed to collect and treat Stormwater

New electrical conduit will be installed underground to support the new lighting system. The conduit will be placed within the footprint of the existing Instrument Landing System maintenance road that runs from Mulberry Street to the end of the lighting array. A trench approximately 12-feet wide will be excavated within the roadway.

The project will result in unavoidable impacts to the wetlands and will require a variance from the Water Quality regulations. MassPort is proposing to develop a wetland mitigation site approximately 1000-feet south of the runway and 100-feet below the runway surface. The site is within airport property just north of Sylvester Street in Leicester and adjacent to existing wetlands along Lynde Brook. Final plans for the mitigation site will be provided to the Commission for review in advance of construction of this mitigation area.

The Commission was asked to consider a conditional approval for this project, upon the submission of the final plans for the mitigation site.

Mr. Parretti asked if there would be a replication package submitted prior to the start of work.

Mr. Dalzell said they are anticipating all of the permitting to be completed sometime this summer and then start the final design process. Its possible work could start at the end of this calendar year, but the bulk of the work will start in the spring 2016 and go into 2017.

Mr. Parretti asked if MassPort considered fixing the existing culvert in the maintenance road that connects the two parts of the wetlands. During their site walk, that culvert was not in good shape and not functioning as well as it should.

Ms. Standley said if they were to reconstruct the culvert, it would have to meet new construction standards.

Mr. Parretti understood replacing the pipe with the same size would be allowed.

Mr. Dalzell explained DEP-Boston's strong preference was to expand the culvert if it were to be replaced, but felt that it would not be a wise move right now.

He agreed to raise the issue with DEP again.

Mr. Soojian noted that if the culvert was replaced, it would allow water to drain into the wetlands and the only reason it's not draining now is because it's blocked with debris.

Ms. Standley said the culvert is reasonably draining right now.

Ms. Schold asked about the erosion control measures and where the mitigation area was located. Ms. Standley said they would use mostly waddles and the mitigation area was located in Leicester.

Ms. Schold asked for the erosion control measures to be shown more specifically on the plan. Ms. Standley agreed.

Mr. Parretti asked if the applicant wanted a conditional approval or a continuation.

Ms. Standley said they would like to continue to give the wetland consultant time to make his report.

After some discussion, it was agreed to continue to March 11th meeting.

Mr. Parretti opened discussion to the public.

Mr. Phil Guerin, Worcester's Department of Public Works noted the plan put together by MassPort was a plan found to be acceptable from the Water Departments perspective.

They did an excellent job minimizing the impact to the Kettle Brook Reservoirs.

Hearing no further discussion; Mr. Parretti continued the NOI to March 11, 2015

Board Discussion:

81 Waite Street -Robert Fawls (demo & reconstruct home)

Mr. Fawls is looking to demolish the existing 1100 square foot structure and rebuild a new 1600 to 1800 square foot 2-story home on the site. The site has public sewer and water hookups available.

The Commission agreed that a Notice of Intent will be required and recommended the application list all present and future work being considered, to avoid having to come back for an amendment request.

17 Ingram Road

Consultant Report reviewed. The report is a summary of remediation work done and it documents an inspection of the southerly portion of the site. The inspection was conducted with 2-3 inches of snow present.

Conservation Flyer Handout

Tabled

Approval of Minutes

1/14/2015

MOTION: Ms. Schold moved to approve the minutes of January 14, 2015

SECONDED: Mr. Soojian – Discussion: None

VOTE: 3 – In Favor / 1 – Abstained (James Cooper)

New Business:

Miscellaneous Project Updates

CSX filed an RDA for right of way maintenance that is scheduled for March 11th meeting.

New owner of 468 Auburn Street is proposing to file an RDA for auto sales.

Cedar Meadow Watershed District filed an NOI for the yearly pond maintenance that is scheduled for March 11th meeting
Board requested to review Oakridge Estates file to see where wetlands are located in relation to Phase 3 of the project.

Mail

- Building Permits and Occupancy Permits issues for December 2014 and January 2015
- Foreclosure notice of 55 Marshall Street, Leicester
- Tax lien complaint regarding Muirfield Development, LLC
- Worcester Regional Airport Vegetation Plan summary

MOTION: Ms. Schold moved to adjourn meeting

SECONDED: Mr. Soojian – Discussion: None

VOTE: All in Favor

Meeting adjourned at 8:15PM

Respectfully submitted:

Barbara Knox

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